



**INTER-OFFICE COMMUNICATION  
PALM BEACH COUNTY  
DEPARTMENT OF PLANNING, ZONING AND BUILDING**

**TO: Results File**

**FROM: Jon MacGillis, Principal Site Planner**

**DATE: December 22, 2000**

**RE: Results of December 21, 2000, Board of Adjustment Hearing**

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Please find attached the result list of the Board of Adjustment hearing held on December 21, 2000.

If you have any questions, please contact me at (561) 233-5223 or the Board of Adjustment Secretary at (561) 233-5216.

JPM/mm  
Attachment

cc: 2000 Board of Adjustment Result List File  
Zoning Lobby

**RESULTS LIST  
BOARD OF ADJUSTMENT  
December 21, 2000**

**BOFA 2000060  
Anthony J & Joan Torella**

**RESULT - APPROVED AS AMENDED**

To allow existing shed to encroach into the required setback.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2000060</b>	<b>6.5.G.2 Property Development Regulations: Interior side setback (Metal Shed)</b>	<b>5 Feet</b>	<b>1.1 Feet</b>	<b>3.9 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>476 Forest Estates Dr</b>			

The above variance was granted subject to the following zoning condition(s):

1. By April 21, 2001, the applicant shall obtain a building permit for the metal shed located along the south side of the residence. (DATE: MONITORING-BLDG PERMIT)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
December 21, 2000**

**BOFA 2000065  
Frank P. And Bethany Ranzie**

**RESULT - APPROVED WITH CONDITIONS**

**To allow existing fence to exceed required height.**

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2000065</b>	<b>6.6.A.2.c Supplementary Regulations: Fences</b>	<b>4 Feet High</b>	<b>6 Feet High</b>	<b>2 Feet High</b>
<b>ADDRESS OF PROPERTY:</b>	<b>16297 92nd Lane N</b>			

**The above variance was granted subject to the following zoning condition(s):**

- 1. By January 21, 2001, the applicant shall provide the Building Inspection Section with a copy of the Board of Adjustment approval letter and a copy of the Site Plan presented to the Board simultaneously with the request for a final inspection on the existing fence along the front and side property lines. (DATE:MONITORING:BLDG:Bldg Insp.)**
- 2. By March 21, 2001, the applicant shall obtain an approval of the final inspection on the existing fence along the front and side property lines (DATE:MONITORING:BLDG:Bldg Insp.)**

**RESULTS LIST  
BOARD OF ADJUSTMENT  
December 21, 2000**

**BATE 2000066  
Piper'S Glen Ltd. Partnership**

**RESULT - APPROVED WITH CONDITIONS**

**To allow a 1 year time extension on BofA2000003, approved January 20, 2000.**

<b>BATE 2000066</b>	<b>To allow a 1 year time extension on the development order for BofA2000003, approved January 20, 2000.</b>	<b>FROM: January 20, 2001</b>	<b>TO: January 20, 2002</b>	<b>TOTAL OF 12 MONTHS</b>
	<b>To allow a 1 year time extension for condition #1, " Prior to January 20, 2001, the applicant shall obtain a building permit for this site in order to vest the access point variance "</b>	<b>January 20, 2001</b>	<b>January 20, 2002</b>	<b>12 MONTHS</b>

**The above variance was granted subject to the following zoning condition(s):**

- 1. Prior to January 20, 2001, the applicant shall obtain a building permit for this site in order to vest the access point variance onto Jog Road. (DATE: MONITORING-Bldg Permit)**

**is hereby amended to read:**

**Prior to January 20, 2002, the applicant shall obtain a building permit for this site in order to vest the access point variance onto Jog Road. (DATE:MONITORING-Bldg Permit)**

- 2. The final site plan presented to DRC for the Piper's Glen PUD 5 acre commercial tract shall be consistent with the plan presented to the Board of Adjustment (Site Plan, Exhibit 9). (DRC-Zoning)**

**RESULTS LIST  
BOARD OF ADJUSTMENT  
December 21, 2000**

**BOFA 2000067  
Hobby Horse Farms, Inc.**

**RESULT - APPROVED WITH CONDITIONS**

To allow an existing SFD and a proposed covered entry to an existing SFD to encroach into the required front and side interior setbacks.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2000067</b>	<b>6.5.G.1 Property Development Regulations: Front Setback for an Existing SFD &amp; a Proposed Covered Entry</b>	<b>100 Feet (Measured from BBL)</b>	<b>44.9 Feet (Measured from BBL)</b>	<b>59.1 Feet (Measured from BBL)</b>
	<b>6.5.G.2 Property Development Regulations: Side Interior Setback for an Existing SFD &amp; a Proposed Covered Entry</b>	<b>50 Feet</b>	<b>40.03 Feet</b>	<b>9.97 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>8231 Bridle Path</b>			

The above variance was granted subject to the following zoning condition(s):

1. By June 21, 2001, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application for the proposed front covered entry. (DATE: MONITORING- BLDG PERMIT.)
2. By August 21, 2001, the applicant shall obtain a building permit for the proposed front covered entry to the existing single family dwelling. (DATE: MONITORING-BLDG PERMIT)
3. The proposed front covered entry to the existing dwelling shall be permitted and constructed consistent with the setbacks as shown in the submitted Site Plan (Exhibit 24, File BA2000-067). (BLDG PERMIT)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
December 21, 2000**

**BOFA 2000068  
Northstar Trust, L.C.**

**RESULT - APPROVED WITH CONDITIONS**

**To allow an existing ZLL home addition to encroach into the required rear setback.**

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2000068</b>	<b>6.6.D.2.6 ZLL Design Standards: Rear setback for an Existing ZLL home</b>	<b>10 Feet</b>	<b>3.2 Feet</b>	<b>6.8 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>6028 Lacewood Cir</b>			

**The above variance was granted subject to the following zoning condition(s):**

- 1. By July 21, 2001, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan (Exh. 9 &10, File BA2000068) presented to the Board, simultaneously with the building permit application including an engineer's certification for the existing addition attached to the rear of the house. (BLDG. PERMIT: BLDG.)**
- 2. By February 21, 2001, the BA Zoning staff shall ensure the certified site plan has a notation on lot 6, Block B of Lofts PUD indicating the approved variance and conditions. (DATE: MONITORING-ZONING-BA)**
- 3. By September 21, 2001, the applicant shall obtain a building permit for the existing addition attached to the rear of the house. (DATE: MONITORING-BLDG PERMIT)**
- 4. By October 21, 2001, the applicant shall request a final inspection for the existing addition attached to the rear of the house in order for the final C. O. to be issued. (DATE:MONITORING:BLDG-C.O.)**

**RESULTS LIST  
BOARD OF ADJUSTMENT  
December 21, 2000**

**BOFA 2000070  
Ronald & Vicki Dunlap**

**RESULT - APPROVED WITH CONDITIONS**

**To allow proposed SFD to encroach into the required side street setback.**

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2000070</b>	<b>6.5.G.3 Property Development Regulations: Street Side Setback</b>	<b>15 Feet</b>	<b>13 Feet</b>	<b>2 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>Vacant 003834</b>			

**The above variance was granted subject to the following zoning condition(s):**

- 1. By March 21, 20001, the applicant shall provide the Building Division with a copy of the Board of Adjustment Result letter and a copy of the Site Plan (Exhibit no. 10, BA2000070) presented to the Board, simultaneously with the building permit application. (DATE:BLDG PERMIT-Bldg)**
- 2. By September 21, 2001, the applicant shall obtain a building permit for the proposed single family residence in order to vest the side street setback of BA2000-070. (DATE-MONITORING-Bldg Permit)**

**RESULTS LIST  
BOARD OF ADJUSTMENT  
December 21, 2000**

**BOFA 2000071  
BRCH Corp**

**RESULT - APPROVED AS AMENDED**

To allow a reduction in the required off-street parking spaces for a proposed expansion to an existing medical facility.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2000071</b>	<b>7.2.B Property Development Regulation: Off-street Parking Spaces for a Medical Facility</b>	<b>83 Parking Spaces</b>	<b>83 Parking Spaces (with Shared Parking Agreement providing 18 parking spaces on the adjacent property</b>	<b>18 Parking Spaces on the adjacent property</b>
<b>ADDRESS OF PROPERTY:</b>	<b>16313 Military Trl</b>			

The above variance was granted subject to the following zoning condition(s):

1. By June 21, 2001, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan (Exh. 9, BA2000071) presented to the Board, simultaneously with the building permit application for the proposed addition to the existing medical facility. (DATE:MONITORING:BLDG. PERMIT: BLDG.)
2. By September 21, 2001, the applicant shall obtain a building permit for the proposed 3,305 Sq. Ft. addition to the existing medical facility. (DATE: MONITORING-BLDG PERMIT)
3. By December 21, 2001 or prior to the commencement of the construction of the proposed 3,305 Sq. Ft. addition to the existing medical facility whichever occurs the first, the applicant shall provide a walkway to connect the front entrance of the subject medical facility to the adjacent parking lot to the south where the 18 leased parking spaces are located. (DATE: MONITORING: BLDG PERMIT)
4. By December 21, 2001, the applicant shall contact the Zoning Division and Landscape Section or prior to utilizing the parking on the church site to verify the walkway has been installed according to code. (DATE:MONITORING: BLDG PERMIT)
5. By March 21, 2001, the applicant shall enter into a Shared Parking Agreement with the property owners to the south. This Agreement shall be submitted to the County Attorney's office for review and approval prior to being recorded in the Public Records. A copy of the recorded Agreement shall be provided to the Zoning Division. (DATE:MONITORING:COUNTY ATTORNEY-ZONING)
6. This variance is valid for a period of one year, provided the Shared Parking Agreement remains in effect and valid. The Zoning Director may approve a one year administrative time extension, only if the applicant demonstrates good cause for delays in construction of the parking lot. (ON-GOING)
7. This variance will become null and void after the proposed permanent parking lot is approved and completed on the adjacent property to the west, which will provide the required number of off-street parking spaces for both the existing and proposed facility. (ON-GOING)

8. The applicant shall on or before Dec. 21, 2003 inform the Zoning Division that the future parking lot is complete. Staff will then void this parking variance for this site (ZONING:BA)